



MLS 6799728 Residential

**\$50,000**

613 sq ft  
2 bedrooms  
1 baths

616 Adolphus Avenue  
Fergus Falls MN 56537

Status: Active

#### Description:

Attention flippers, rehabbers, investors, and DIY enthusiasts! This charming 613-square-foot property offers incredible potential for renovation—perfect as a single-family home or a rental investment. The solid structure is ready for repairs and modern updates, whether you want to transform it all at once or tackle improvements gradually.

Slightly larger than a typical tiny house, this home features two bedrooms, a three-quarter bathroom with laundry, a combined kitchen and dining area, and a spacious living room—making it an ideal starter home for new homeowners.

Additional highlights include a concrete block construction, a 120-square-foot shed for storage or a workshop, a generous 384-square-foot deck for backyard enjoyment, over 200 square feet of garden space, a large front yard with potential for a garage, and full-size stacked laundry.

Priced to sell—schedule a viewing today with your favorite realtor!

Agent is a part owner of the property. Property being sold in AS IS condition.

#### Additional Details:

Year Built	1949
Lot Acres	0.17
Lot Dimensions	50x150
School District	544
Taxes	\$781
Taxes with Assessments	\$866
Tax Year	2025

#### Additional Features:

**Fuel:** Natural Gas **Heat:** Forced Air

#### Driving Directions:

From Vernon Ave take Sheridan St south to E Adolphus, turn left. Proceed 1 1/2 blocks east, the property is on the right. From Pebble Lake Rd, take E Channing Ave west to S Mabel Ave, turn left. Proceed on Mabel to E Adolphus, turn right. Proceed 1 1/2 blocks west, the property is on the left



Listed By:  
Trilogy Real Estate

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